

**Exhibit H**

REEL 707 PG 1002

1210.

RESIDENTIAL UNIT DEED

THIS INDENTURE, made the 3<sup>rd</sup> day of August, 1983, between THE TRUMP-EQUITABLE FIFTH AVENUE COMPANY, a joint venture formed under the partnership laws of the State of New York, having an office at 1285 Avenue of the Americas, New York, New York 10019 (the "Grantor") and INTERCONTINENTAL HOLDINGS, INC., having an office at 50 5<sup>th</sup> Avenue, New York, New York, 10011 (the "Grantee"),

WITNESSETH:

That the Grantor, in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee, forever:

The Residential Unit (the "Unit") known as Unit No. 45-K in the premises known as Trump Tower Condominium and by the street numbers 721-725 Fifth Avenue, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Unit No. 45-K in the declaration ("Declaration") establishing a plan for condominium ownership of said premises under Article 9-B of the Real Property Law of the State of New York (the "New York Condominium Act"), dated February 24, 1983, and recorded in the New York County office of the Register of The City of New York (the "City Register's Office") on March 23, 1983, in Reel 674, page 848, and also designated as Tax Lot 1128 in Block 1292 of Section 5 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of The City of New York and on the Floor Plans of said building, certified by Swanke Hayden Connell & Partners, Architects, on February 2, 1983, and filed in the City Register's Office on March 23, 1983, as Condominium Plan No. 86. The premises within which the Unit is located are more particularly described in Schedule A attached hereto and made a part hereof. All capitalized terms herein which are not separately defined herein shall have the meanings given to those terms in the Declaration or in the By-Laws of Trump Tower Condominium. (Said By-Laws, as the same may be amended from time to time, are hereinafter referred to as the "By-Laws".)

Together with an undivided .3124948 % interest in the Common Elements;

Together with the appurtenances and all the estate and rights of the Grantor in and to the Unit;

Together with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the By-Laws, all of which shall constitute covenants running with the Land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein;

Subject also to such other liens, agreements, covenants, easements, restrictions and other matters of record as pertain to the Unit and/or to the Property as more particularly described in Schedule B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the Grantee, and the heirs or successors and assigns of the Grantee, forever.

If any provision of the Declaration or the By-Laws is invalid under, or would cause the Declaration or the By-Laws to be insufficient to submit the Property to, the provisions of the New York Condominium Act, or if any provision which is necessary to cause the Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the New York Condominium Act is missing from the Declaration or the By-Laws, or if the Declaration and the By-Laws are

REEL 707 PG 1003

insufficient to submit the Property to the provisions of the New York Condominium Act, the applicable provisions of Article 18 of the Declaration shall control.

Except as otherwise specifically permitted by the Residential Board or provided in the Declaration or the By-Laws, the Unit is intended for residential use only.

The Grantor covenants that the Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatever, except as aforesaid.

The Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the same for any other purposes.

The Grantee accepts and ratifies the provisions of the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws) and agrees to comply with all the terms and provisions thereof.

The term "Grantee" shall be read as "Grantees" whenever the sense of this Indenture so requires.

This conveyance is made in the regular course of business actually conducted by the Grantor.

IN WITNESS WHEREOF, the Grantor and the Grantee have duly executed this Indenture as of the day and year first above written.

THE TRUMP-EQUITABLE FIFTH  
AVENUE COMPANY, a Joint Venture

By THE EQUITABLE LIFE ASSURANCE  
SOCIETY OF THE UNITED STATES, Venturer

By Waldemar J. Antonowicz  
Asst. Vice President  
By Donald J. Trump  
Donald J. Trump, Venturer

INTERCONTINENTAL HOLDINGS, INC.

By William C. Freeman  
Grantee President

\_\_\_\_\_  
Grantee

REEL 707 PG 1004

SCHEDULE A

DESCRIPTION OF THE LAND

All that certain lot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Northerly side of East 56th Street with the Easterly side of Fifth Avenue; running

THENCE Easterly along the Northerly side of East 56th Street, 175 feet;

THENCE Northerly and parallel with the Easterly side of Fifth Avenue and part of the distance through a party wall, 100 feet 5 inches, to the center line of the block;

THENCE Westerly along the center line of the block, 50 feet;

THENCE Northerly and parallel with the Easterly side of Fifth Avenue, 15 feet;

THENCE Westerly and parallel with the Northerly side of East 56th Street, 125 feet to the Easterly side of Fifth Avenue; and

THENCE Southerly along the Easterly side of Fifth Avenue, 115 feet 5 inches, to the point or place of BEGINNING.

Said premises being known as 721-725 Fifth Avenue.

REEL 707 PG 1005

SCHEDULE B

PERMITTED ENCUMBRANCES

1. Zoning and other regulations, resolutions and ordinances and any amendments thereto now or hereafter adopted.
2. State of facts shown in the survey of the Land and the foundation of the Building made by Earl B. Loveil-S.P. Belcher, Inc. on March 16, 1981 and any additional state of facts which a subsequent survey or personal inspection thereof would show, provided such facts would not prevent the use of the Unit for dwelling purposes.
3. Any state of facts which an accurate survey of the Unit would show, provided such state of facts would not prevent the use of the Unit for dwelling purposes.
4. The terms, burdens, covenants, restrictions, conditions, easements and rules and regulations, all as set forth in the Declaration, the By-Laws and the Rules and Regulations, the Power of Attorney from the Grantee to the Residential Board and the Floor Plans.
5. Consents by the Grantor or any former owner of the Land for the erection of any structure or structures on, under or above any street or streets on which the Land may abut.
6. Any easement or right of use in favor of any utility company for construction, use, maintenance or repair of utility lines, wires, terminal boxes, mains, pipes, cables, conduits, poles and other equipment and facilities on, under and across the Land and Building.
7. Revocability of licenses for vault space, if any, under the sidewalks and streets.
8. Encroachments of stoops, areas, cellar steps or doors, trim, copings, retaining walls, bay windows, balconies, sidewalk elevators, fences, fire escapes, cornices, foundations, footings and similar projections, if any, on, over, or under the Property or the streets or sidewalks abutting the Property and the rights of governmental authorities to require the removal of any such projections and variations between record lines of the Property and retaining walls and the like, if any.
9. Leases and service, maintenance and license agreements, if any, of other Units or portions of the Common Elements.
10. The lien of any unpaid Common Charge, real estate tax, water charge or sewer rent, provided the same are adjusted at the closing of title.
11. The lien of any unpaid assessment payable in installments (other than assessments levied by the Residential Board), except that the Grantor shall pay all such assessments due prior to the Closing Date and the Grantee shall pay all assessments due from and after such date.
12. Covenants and restrictions recorded in the City Register's Office in Liber 1195, Cp. 361; Liber 32, Cp. 360, Section 5; Liber 2330, Cp. 322; Liber 2237, Cp. 44; Liber 2254, Cp. 5; and Liber 58, Cp. 205, Section 5; provided that The Title Guarantee Company ('Title Guarantee') (or such other title insurance company which insures the Grantee's title to the Unit) would be willing, in a fee policy issued by it to the Grantee, to insure the Grantee that there is no condition or provision for forfeiture or reversion of title to the Land, the Building or the Unit.

REEL 707 PG 1906

13. Easement Agreement recorded in the City Register's Office in Reel 524 P. 1274.
14. Declaration of Restrictions recorded in the City Register's Office in Reel 529 P. 151 and Waiver of Declaration of Zoning Lot Restrictions recorded in the City Register's Office in Reel 529 P. 161.
15. Declaration of Zoning Lot Restrictions recorded in the City Register's Office in Reel 529 P. 173 and Waiver of Declaration of Zoning Lot Restrictions recorded in the City Register's Office in Reel 529 P. 185.
16. Zoning Lot Description and Ownership Statement recorded in the City Register's Office in Reel 529 P. 188.
17. Obligation to maintain roof terrace on building located at 4-6 East 57th Street, New York, New York, in accordance with lease made by Leonard S. Kandell and Florence Kandell, as landlord, to Trump Enterprises, Inc., as tenant, dated May 1, 1979, recorded in the City Register's Office in Reel 489 P. 1043, as such lease has been assigned and modified by:
  - (i) Assignment of Lease from Trump Enterprises Inc. to Donald J. Trump, dated May 1, 1979, recorded in the City Register's Office in Reel 489 P. 1110.
  - (ii) Assignment and Assumption Agreement of Lease from Donald J. Trump to The Trump-Equitable Fifth Avenue Company, dated January 30, 1980, recorded in the City Register's Office in Reel 512 P. 1014.
  - (iii) Modification of Lease between Leonard S. Kandell, Florence Kandell and The Trump-Equitable Fifth Avenue Company, dated April 21, 1980, recorded in the City Register's Office in Reel 524 P. 1286.
  - (iv) Modification of Lease between Leonard S. Kandell, Florence Kandell and The Trump-Equitable Fifth Avenue Company, dated June 25, 1980, recorded in the City Register's Office in Reel 529 P. 165.
18. Any other declaration or other instrument affecting the Property which the Grantor deems necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals, of any other public authority, applicable to the demolition, construction, alteration, repair or restoration of the Building.
19. Standard exceptions contained in the form of title insurance policy then issued by Title Guarantee (or such other title insurance company insuring the Grantee's title to the Unit).
20. Any encumbrance as to which Title Guarantee (or such other title insurance company which insures the Grantee's title to the Unit) would be willing, in a fee policy issued by it to the Grantee, to insure the Grantee that such encumbrance (a) will not be collected out of the Unit if it is a lien or (b) will not be enforced against the Unit if it is not a lien.
21. Any other encumbrance against the Property other than a mortgage or other lien for the payment of money, which does not prevent the use of the Unit for dwelling purposes.
22. Any lease covering the Unit made from the Grantor to the Grantee.

REEL 707 PG 1907

State of New York )  
County of New York ) ss.:

On this 14<sup>th</sup> day of June, 1983, before me personally came Donald J. Trump, to me known to be the person who executed the foregoing instrument, and who, being duly sworn by me, did depose and say that he is a member of The Trump-Equitable Fifth Avenue Company, a joint venture formed under the partnership laws of the State of New York, that he executed the foregoing instrument in the name of The Trump-Equitable Fifth Avenue Company that he had authority to sign the same, and he acknowledged to me that he executed the same as and for the act and deed of said joint venture.

Notary Public  
**NORMAN FOERDERER**  
Notary Public, State of New York  
No. 31-4743494  
Qualified in New York County  
Commission Expires March 30, 1985

State of New York )  
County of New York ) ss.:

On the 14<sup>th</sup> day of July, 1983, before me personally came Waldemar J. Antoniewicz, to me known who, being by me duly sworn, did depose and say that he resides at 86 CARDINAL Drive, OAKLAND NJ 07436; that he is the President Vice President of The Equitable Life Assurance Society of the United States, a corporation which is a member of The Trump-Equitable Fifth Avenue Company, the joint venture formed under the partnership laws of the State of New York described in and which executed the foregoing instrument; that he signed his name thereto by order of the board of directors of said corporation; and that said corporation executed the same as and for the act and deed of said joint venture.

MERYL B. GOLDBERG  
Notary Public, State of New York  
No. 31-4746100  
Qualified in New York County  
Commission Expires March 30, 1985.

*Meryl Goldberg*  
Notary Public

State of New York )  
County of New York ) ss.:

On the \_\_\_\_\_ day of \_\_\_\_\_, 1983, before me personally came to me known to be the individual described in and who executed the foregoing instrument; and acknowledged to me that he executed the same.

Notary Public

State of New York )  
County of New York ) ss.:

On the 31<sup>st</sup> day of August, 1983, before me personally came William C. Freeman, to me known, who being by me duly sworn, did depose and say that he resides at No. P.O. Box 524, R.R. 1, Eason Rd., that he is the President of Intercontinental Holdings Inc., 21601, the corporation described in and which executed the foregoing instrument; and that he signed his name thereto by order of the board of directors of said corporation.

MERYL B. GOLDBERG  
Notary Public, State of New York  
No. 31-4746100  
Qualified in New York County  
Commission Expires March 30, 1985

*Meryl Goldberg*  
Notary Public

P.D.

Comp 10L MD

M-19748

REEL 707 PG 1908

83 AUG 9 P 2: 11

## OFFICE OF CITY REGISTER

New York County

RECORDED

Witness my hand  
and official seal

## RESIDENTIAL UNIT DEED

CITY REGISTER N.Y. COUNTY

*George J. Rauch*

CITY REGISTER

THE TRUMP-EQUITABLE FIFTH AVENUE COMPANY,

Grantor

14356

To

*O*

INTERCONTINENTAL HOLDINGS, INC.

Grantee

JUG-9-83	78060	A - Lst	17.00
JUG-9-83	78061	-- SST Lst	1,210.00
JUG-9-83	78062	-- Y Lst	2.00

Premises:

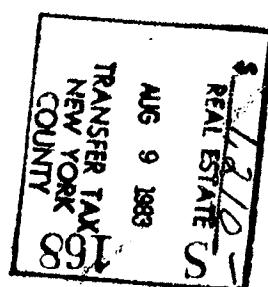
Section: 5  
 Block: 1292  
 Lot: 1128  
 County: New York

*LOC. VER. *2nd**

When Recorded, Return by Mail to:

*Margaret Adelina  
 Donovan Lescure Newbold Swaine  
 30 Rockefeller Plaza  
 ny. ny 10012*

RECORDED BY  
 LTIC ASSOC., INC.  
 41 East 42 Street  
 NEW YORK, N.Y. 10017  
 599-2170



P 4160

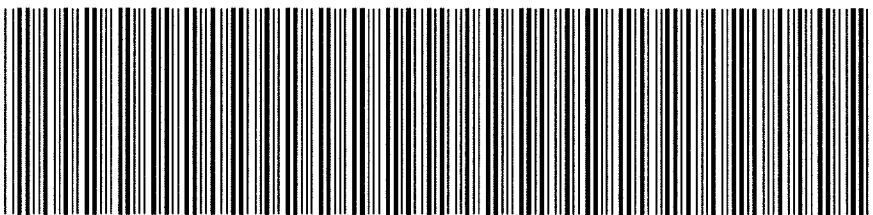
REC. REC

F - 17



**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



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**RECORDING AND ENDORSEMENT COVER PAGE****PAGE 1 OF 5****Document ID: 2004021000081001**

Document Date: 01-26-2004

Preparation Date: 02-10-2004

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

TEAM EXAMINERS  
193 JORALEMON STREET  
BROOKLYN, NY 11201  
718-596-4844  
03-UGT-1694 SAC TITLE & ABSTRACT CORP.

**RETURN TO:**

JEROME GOLDMAN, ESQ.  
150 EAST 58TH STREET, 28TH FLOOR  
NEW YORK, NY 10155

**PROPERTY DATA**

<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>Unit</b>	<b>Address</b>
MANHATTAN	1292	1128	Entire Lot	45 K 721 5 AVENUE

**Property Type:** SINGLE RESIDENTIAL CONDO UNIT

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES****GRANTOR/SELLER:**

INTERCONTINENTAL HOLDINGS, INC.  
P.O. BOX 1060, PECK SLIP STATION  
NEW YORK, NY 10272

**GRANTEE/BUYER:**

FIFTH AVENUE 45 CORP.  
C/O JEROME GOLDMAN, ESQ., 150 EAST 58TH  
STREET, 28TH FLOOR  
NEW YORK, NY 10155

**FEES AND TAXES**

<b>Mortgage</b>		Recording Fee: \$	57.00
Mortgage Amount:	\$ 0.00	Affidavit Fee: \$	0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax Filing Fee:	
Exemption:		\$	50.00
<b>TAXES:</b>		NYS Real Estate Transfer Tax:	
County (Basic):	\$ 0.00	\$ 7,960.00 + \$19,900.00 = \$	27,860.00
City (Additional):	\$ 0.00		
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
<b>TOTAL:</b>	\$ 0.00		

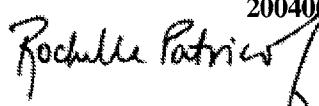
NYC HPD Affidavit in Lieu of Registration Statement

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**

Recorded/Filed 04-01-2004 08:37

City Register File No.(CRFN):

2004000194361



*City Register Official Signature*

**New York Bargain and Sale Deed, with Covenant against Grantor's Acts**

**THIS INDENTURE**, made as of the 26th day of January, two thousand and four.

**BETWEEN**

**Intercontinental Holdings, Inc.**, a New York corporation having an address at P.O. Box 1060, Peck Slip Station, New York, New York 10272.

party of the first part, and

**Fifth Avenue 45 Corp.**, a New York corporation having an address c/o Jerome Goldman, Esq., 150 East 58th Street, 28th Floor, New York, New York 10155.

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars, and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the

City of New York, County of New York and State of New York, more particularly described in Schedule A annexed hereto and made a part hereof,

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatsoever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties"; whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In presence of:

Harry Goldstein

INTERCONTINENTAL HOLDINGS, INC.

By: Norman Weisman  
Norman Weisman  
President

\* \* \* \* \*

On the 26th day of January, 2004 before me, the undersigned, a Notary Public in and for said State, personally appeared Norman Weisman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

~~Notary Public~~

ACQUELINE S. STAVROPOULOS  
Notary Public, State of New York  
No. 01ST5031472  
Qualified in Queens County  
Commission Expires October 31, 2011

## Section:

Block: 1292

Lot: 1128

**City:** New York

County: New York

Return By Mail To:

Jerome Goldman, Esq.  
150 East 58th Street, 28th Floor  
New York, New York 10155

**SCHEDULE A**

**Legal Description**

The Residential Unit (the "Unit") known as Unit No. 45-K in the premises known as Trump Tower Condominium and by the street numbers 721-725 Fifth Avenue, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Unit No. 45-K in the declaration (the "Declaration") establishing a plan for condominium ownership of said premises under Article 9-B of the Real Property Law of the State of New York (the "New York Condominium Act"), dated February 24, 1983, and recorded in the New York County Office of the Register of the City of New York (the "City Register's Office") on March 23, 1983, in Reel 674, Page 848, and also designated as Tax Lot 1128 in Block 1292 of Section 5 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of said building, certified by Swanke Hayden Connell & Partners, Architects, on February 2, 1983 and filed in the City Register's Office on March 23, 1983, as Condominium Plan No. 86. The premises within which the Unit is located are more particularly described below. All capitalized items herein which are not separately defined herein shall have the meanings given to those terms in the Declaration or in the By-Laws of Trump Tower Condominium (said By-laws, as the same may be amended from time to time, are hereinafter referred to as the "By-Laws").

Together with an undivided .3124948% interest in the Common Elements.

**Description of the Premises**

All that certain lot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Northerly side of East 56th Street with the Easterly side of Fifth Avenue; running

THENCE Easterly along the Northerly side of East 56th Street, 175 feet;

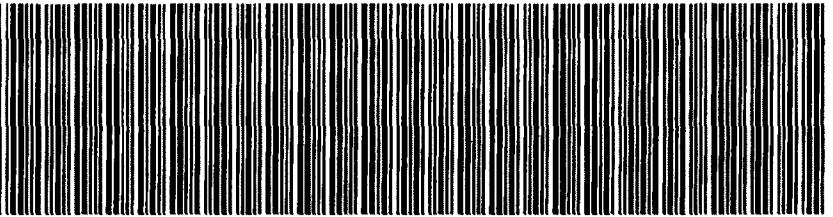
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THENCE Westerly along the center line of the block, 50 feet;

THENCE Northerly and parallel with the Easterly side of Fifth Avenue, 15 feet;

THENCE Westerly and parallel with the Northerly side of East 56th Street, 125 feet to the Easterly side of Fifth Avenue; and

THENCE Southerly along the Easterly side of Fifth Avenue, 115 feet 5 inches, to the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER	 2004021000081001001SE0A1	
<b>SUPPORTING DOCUMENT COVER PAGE</b>		<b>PAGE 1 OF 1</b>
<b>Document ID:</b> 2004021000081001	Document Date: 01-26-2004	Preparation Date: 02-10-2004
Document Type: DEED		
<b>SUPPORTING DOCUMENTS SUBMITTED:</b>		
RP - 5217 REAL PROPERTY TRANSFER REPORT	1	Page Count
SMOKE DETECTOR AFFIDAVIT	1	

FOR CITY USE ONLY

C1. County Code [ ] C2. Date Deed Recorded Month / Day / Year

C3. Book [ ] C4. Page [ ]

C5. CRFN [ ]



**REAL PROPERTY TRANSFER REPORT**  
**STATE OF NEW YORK**  
**STATE BOARD OF REAL PROPERTY SERVICES**  
**RP - 5217NYC**  
(Rev 11/2002)

**PROPERTY INFORMATION**

1. Property Location **721 Fifth Avenue Manhattan**  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name **Fifth Avenue 45 Corp.**  
 LAST NAME / COMPANY FIRST NAME  
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)  
 LAST NAME / COMPANY FIRST NAME  
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed **1** # of Parcels OR  Part of a Parcel

4A. Planning Board Approval - N/A for NYC

4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size **FRONT FEET X DEPTH OR ACRES**  
 Check the boxes below as they apply:

6. Ownership Type is Condominium 7. New Construction on Vacant Land 

8. Seller Name **Intercontinental Holdings, Inc.**  
 LAST NAME / COMPANY FIRST NAME  
 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A  One Family ResidentialC  Residential Vacant LandE  CommercialG  Entertainment / AmusementI  IndustrialB  2 or 3 Family ResidentialD  Non-Residential Vacant LandF  ApartmentH  Community ServiceJ  Public Service**SALE INFORMATION**

10. Sale Contract Date **10 / 29 / 2003**  
 Month Day Year

14. Check one or more of these conditions as applicable to transfer:

A  Sale Between Relatives or Former RelativesB  Sale Between Related Companies or Partners in BusinessC  One of the Buyers is also a SellerD  Buyer or Seller is Government Agency or Lending InstitutionE  Deed Type not Warranty or Bargain and Sale (Specify Below)F  Sale of Fractional or Less than Fee Interest (Specify Below)G  Significant Change in Property Between Taxable Status and Sale DatesH  Sale of Business is Included in Sale PriceI  Other Unusual Factors Affecting Sale Price (Specify Below)J  None11. Date of Sale / Transfer **1 / 26 / 2004**  
 Month Day Year12. Full Sale Price **1,990,000**

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

**ASSESSMENT INFORMATION** - Data should reflect the latest Final Assessment Roll and Tax Bill15. Building Class **R4**16. Total Assessed Value (of all parcels in transfer) **244,272**

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

Block: 1292 Lot: 1128

**CERTIFICATION**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

Fifth Avenue 45 Corp.

BUYER

By: Mel Cooper, Pres.  
 BUYER SIGNATURE

DATE 01/26/2004

BUYER'S ATTORNEY

Goldman

Jerome

LAST NAME

FIRST NAME

721

Fifth Avenue

STREET NUMBER

STREET NAME (AFTER SALE)

212

688-2332

AREA CODE

TELEPHONE NUMBER

New York

NY

CITY/TOWN

STATE

ZIP CODE

Intercontinental Holdings, Inc.

SELLER

By: Karen Deacon  
 SELLER SIGNATURE

DATE 01/26/2004

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York      )  
                              ) SS.:  
County of New York     )

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property located at 721 Fifth Avenue, New York, New York (the "Premises"); located at Block 1292, Lot 1128 in the Borough of Manhattan;

That the Premises is a one- or two-family dwelling, or a cooperative apartment or condominium unit in a one- or two- family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105(g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

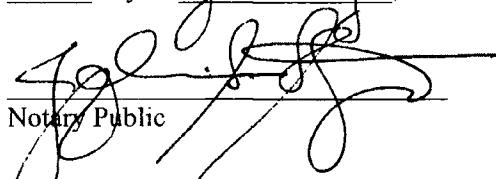
Grantor:  
INTERCONTINENTAL HOLDINGS, INC.

By: Norman Weisman  
Norman Weisman  
President

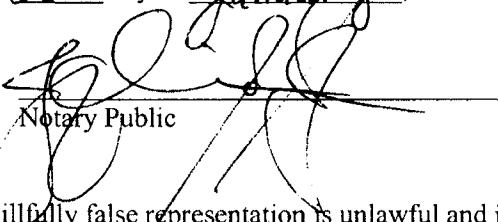
Grantee:  
FIFTH AVENUE 45 CORP.

By: Mel Cooper  
Mel Cooper  
President

Sworn to before me this  
26 day of January, 2004.

  
Notary Public

Sworn to before me this  
26 day of January, 2004.

  
Notary Public

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

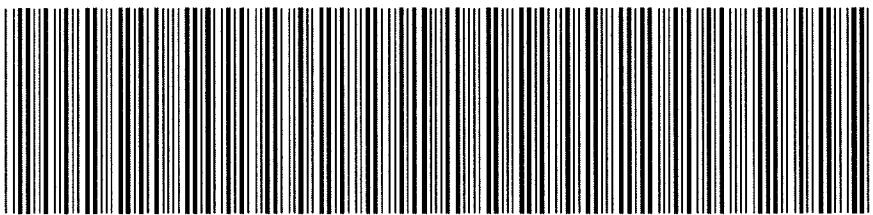
**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER  
FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-  
FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN  
A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS  
ACCOMPANIED BY THIS AFFIDAVIT.**

JACQUELINE S. STAVROPOULOS  
Notary Public, State of New York  
No. 01ST5031472  
Qualified in Queens County  
Commission Expires October 31, 20 04

JACQUELINE S. STAVROPOULOS  
Notary Public, State of New York  
No. 01ST5031472  
Qualified in Queens County  
Commission Expires October 31, 20 06

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2005081101166001003EE7A0

**RECORDING AND ENDORSEMENT COVER PAGE****PAGE 1 OF 4****Document ID:** 2005081101166001

Document Date: 08-05-2005

Preparation Date: 10-07-2005

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

INTEGRITY TITLE AGENCY UNDERWRITER  
STEWART TITLE  
654 SHARROTT'S ROAD  
PICK-UP  
STATEN ISLAND, NY 10309  
718-701-6400

**RETURN TO:**

MEL COOPER  
721 FIFTH AVENUE, APT. 45K  
NEW YORK, NY 10022  
ITA-NY072205016

**PROPERTY DATA**

<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>Unit</b>	<b>Address</b>
MANHATTAN	1292	1128	Entire Lot	45 K 721 FIFTH AVENUE

**Property Type:** SINGLE RESIDENTIAL CONDO UNIT

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**  
FIFTH AVENUE 45 CORP.  
721 FIFTH AVENUE  
NEW YORK, NY 10022

**GRANTEE/BUYER:**  
MEL COOPER  
721 FIFTH AVENUE, UNIT 45K  
NEW YORK, NY 10022

**FEES AND TAXES**

<b>Mortgage</b>			
Mortgage Amount:	\$	0.00	Recording Fee: \$ 52.00
Taxable Mortgage Amount:	\$	0.00	Affidavit Fee: \$ 0.00
Exemption:			NYC Real Property Transfer Tax Filing Fee: \$ 75.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax: \$ 0.00
City (Additional):	\$	0.00	
Spec (Additional):	\$	0.00	
TASF:	\$	0.00	
MTA:	\$	0.00	
NYCTA:	\$	0.00	
Additional MRT:	\$	0.00	
<b>TOTAL:</b>	\$	0.00	

NYC HPD Affidavit in Lieu of Registration Statement

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 10-20-2005 12:11

City Register File No.(CRFN):

2005000586590

City Register Official Signature

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 5<sup>th</sup> day of August, 2005

BETWEEN FIFTH AVENUE 45 CORP., a New York corporation having its principal place of business at  
721 Fifth Avenue, New York, N.Y. 10022

party of the first part, MEL COOPER, residing at 721 Fifth Avenue, Apt 45K, New York, N.Y. 10022

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN (\$10.00)----- dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City, State of New York and County of Queen and as more fully set forth in Schedule A Description annexed hereto.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

FIFTH AVENUE 45 CORP.

By Mel Cooper  
MEL COOPER -President

Policy No.: M 8832 - 893783

**SCHEDULE A  
LEGAL DESCRIPTION**

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being The Residential Unit (the "Unit") known as Unit No. 45-K in the premises known as Trump Tower Condominium and by the street numbers 721-725 Fifth Avenue, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Unit No. 45-K in the declaration (the "Declaration") establishing a plan for condominium ownership of said premises under Article 9-B of the Real Property Law of the State of New York (the "New York Condominium Act"), dated February 24, 1983, and recorded in the New York County Office of the Register of the City of New York (the "City Register's Office") on March 23, 1983, in Reel 674, Page 848, and also designated as Tax Lot 1128 in Block 1292 of Section 5 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of said building, certified by Swanke Hayden Connell & Partners, Architects, on February 2, 1983 and filed in the City Register's Office on March 23, 1983, as Condominium Plan No. 86. The premises within which the Unit is located are more particularly described below. All capitalized items herein which are not separately defined herein shall have the meaning given to those terms in the Declaration or in the By-Laws of Trump Tower Condominium (said By-Laws, as the same may be amended from time to time, are hereinafter referred to as the "By-Laws").

Together with an undivided .3124948% interest in the Common Elements.

SAID PREMISES also being known as

**721 Fifth Avenue, Unit 45K  
New York, New York**

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of New York ss:

On the 5<sup>th</sup> day of August in the year 2005  
before me, the undersigned, personally appeared  
MEL COOPER

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

State of New York, County of ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_  
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

**EDWARD STEVEN FELDMAN**  
Notary Public, State of New York  
No. 02PBN15405  
Qualified in New York County  
Commission Expires Nov. 6, 2008

NO 02PBN15405

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country)

ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

\_\_\_\_\_ in \_\_\_\_\_  
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. \_\_\_\_\_

TO

SECTION  
BLOCK 1292  
LOT 1128  
COUNTY

721 Fifth Avenue Unit 45K  
NY, NY 10022

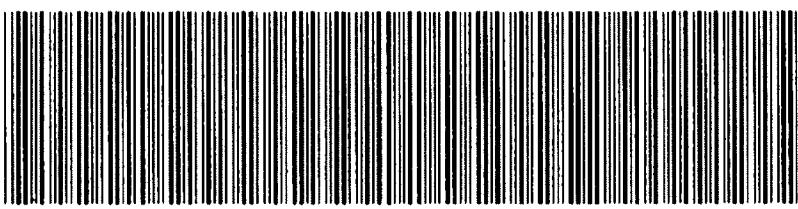
Recorded at Request of  
COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:

Mel Cooper  
721 Fifth Avenue, apt. 45K  
New York NY 10022



**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**



2005081101166001003S2921

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2005081101166001**

**Document Date: 08-05-2005**

**Preparation Date: 10-07-2005**

**Document Type: DEED**

**ASSOCIATED TAX FORM ID: 2005080500182**

**SUPPORTING DOCUMENTS SUBMITTED:**

RP - 5217 REAL PROPERTY TRANSFER REPORT  
SMOKE DETECTOR AFFIDAVIT

Page Count  
1  
1

FOR CITY USE ONLY	
C1. County Code	C2. Date Deed Recorded Month / Day / Year
C3. Book OR C5. CRFN	C4. Page



**REAL PROPERTY TRANSFER REPORT**  
**STATE OF NEW YORK**  
**STATE BOARD OF REAL PROPERTY SERVICES**  
**RP - 5217NYC**  
(Rev 11/2008)

**PROPERTY INFORMATION**

1. Property Location	721 STREET NUMBER	FIFTH AVENUE 45 K STREET NAME	MANHATTAN BOROUGH	10022 ZIP CODE
2. Buyer Name	COOPER LAST NAME / COMPANY		MEL FIRST NAME	
3. Tax Billing Address	(Indicate where future Tax Bills are to be sent If other than buyer address (at bottom of form))		LAST NAME / COMPANY	FIRST NAME
4. Indicate the number of Assessment Roll parcels transferred on the deed	1	# of Parcels OR	<input type="checkbox"/> Part of a Parcel	4A. Planning Board Approval - N/A for NYC
5. Deed Property Size	FT X FT DEPTH	OR	ACRES	4B. Agricultural District Notice - N/A for NYC
6. Seller Name	FIFTH AVENUE 45 CORP. LAST NAME / COMPANY		FIRST NAME	Check the boxes below as they apply:
				6. Ownership Type is Condominium
				7. New Construction on Vacant Land <input type="checkbox"/>

9. Check the box below which most accurately describes the use of the property at the time of sale:

- |  |  |                                       |  |   |
|--|--|---------------------------------------|--|---|
| A <input checked="" type="checkbox"/> One Family Residential | C <input type="checkbox"/> Residential Vacant Land     | E <input type="checkbox"/> Commercial | G <input type="checkbox"/> Entertainment / Amusement | I <input type="checkbox"/> Industrial     |
| B <input type="checkbox"/> 2 or 3 Family Residential         | D <input type="checkbox"/> Non-Residential Vacant Land | F <input type="checkbox"/> Apartment  | H <input type="checkbox"/> Community Service         | J <input type="checkbox"/> Public Service |

**SALE INFORMATION**

10. Sale Contract Date	8 / 5 / 2005	Month Day Year	14. Check one or more of these conditions as applicable to transfer:
11. Date of Sale / Transfer	8 / 5 / 2005	Month Day Year	A <input type="checkbox"/> Sale Between Relatives or Former Relatives B <input type="checkbox"/> Sale Between Related Companies or Partners in Business C <input type="checkbox"/> One of the Buyers is also a Seller D <input type="checkbox"/> Buyer or Seller is Government Agency or Lending Institution E <input type="checkbox"/> Deed Type not Warranty or Bargain and Sale (Specify Below) F <input type="checkbox"/> Sale of Fractional or Less than Fee Interest (Specify Below) G <input type="checkbox"/> Significant Change in Property Between Taxable Status and Sale Dates H <input type="checkbox"/> Sale of Business is Included in Sale Price I <input type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below) J <input checked="" type="checkbox"/> None
12. Full Sale Price \$	3,000,000		
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.			
13. Indicate the value of personal property included in the sale			

**ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill**

15. Building Class	R, 4	16. Total Assessed Value (of all parcels in transfer)
--------------------	------	---

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional Identifier(s) )

MANHATTAN 1292 1128			
---------------------	--	--	--

**CERTIFICATION** I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER		BUYER'S ATTORNEY
<i>Mel Cooper</i> BUYER SIGNATURE	DATE: 8/5/05	LAST NAME _____ FIRST NAME _____
STREET NUMBER STREET NAME (AFTER SALE)		AREA CODE _____ TELEPHONE NUMBER SELLER _____
CITY OR TOWN _____ STATE _____ ZIP CODE _____		SELLER SIGNATURE _____ DATE _____

2005080500182201

CERTIFICATION		I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any wilful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.					
 BUYER SIGNATURE			BUYER	DATE	BUYER'S ATTORNEY		
721 1/2nd Avenue			8/15/05		LAST NAME	FIRST NAME	
STREET NUMBER			STREET NAME (AFTER SALE)	STATE	AREA CODE	TELEPHONE NUMBER	SELLER
NYC			NY	NY	212	2022	SELLER SIGNATURE
CITY OR TOWN			STATE	ZIP CODE	SELLER SIGNATURE		DATE

2005080500182201

Affidavit of Compliance with Smoke Detector Requirement for One and Two Family Dwellings

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York )  
                      ) SS.:  
County of         )

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

721 FIFTH AVENUE	45 K
Street Address	Unit/Apt.
MANHATTAN	New York, 1128
Borough	Block
	Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Edward Steven Feldman  
Name of Grantor (Type or Print)  
By Mel Cooper

Mel Cooper  
Signature of Grantor Mel Cooper

Sworn to before me  
this 3 date of August 2008

Mel Cooper  
Name of Grantee (Type or Print)

Mel Cooper  
Signature of Grantee Mel Cooper

Sworn to before me  
this 3 date of August 2008

EDWARD STEVEN FELDMAN  
Notary Public, State of New York

These statements are made under the penalties of perjury. It is unlawful to willfully false represent facts in any document filed with the Office of the Clerk of the New York County Court. Violation is punishable as a crime against the People of the State of New York under the Penal Law.

EDWARD STEVEN FELDMAN  
Notary Public, State of New York

No. 00755110499  
Commission Expires Nov. 8, 2008

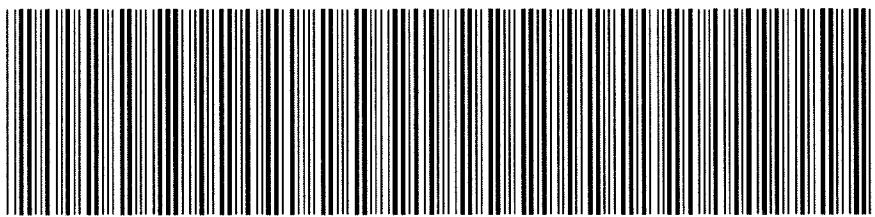
NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

(1)

2005080500182101

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2007102500797001001E29A0

**RECORDING AND ENDORSEMENT COVER PAGE****PAGE 1 OF 4****Document ID:** 2007102500797001

Document Date: 04-20-2006

Preparation Date: 10-25-2007

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

WOLVERINE ABSTRACT, LLC  
AS AGENT FOR STEWART TITLE INSURANCE  
COMPANY  
276 FIFTH AVENUE SUITE 602  
WOW-X-48656-NY-NY  
NEW YORK, NY 10001

**RETURN TO:**

WOLVERINE ABSTRACT, LLC  
AS AGENT FOR STEWART TITLE INSURANCE  
COMPANY  
276 FIFTH AVENUE SUITE 602  
WOW-X-48656-NY-NY  
NEW YORK, NY 10001

**PROPERTY DATA**

<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>Unit</b>	<b>Address</b>
MANHATTAN	1292	1128	Entire Lot	45K 721 5 AVENUE

**Property Type:** SINGLE RESIDENTIAL CONDO UNIT

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**  
MEL COOPER  
721 FIFTH AVENUE, UNIT 45K  
NEW YORK, NY 10022

**GRANTEE/BUYER:**  
IMPERIAL CAPITAL LLC  
5412 LAVENDER COURT  
NORTH LAS VEGAS, NV 89031

**FEES AND TAXES**

<b>Mortgage</b>			Filing Fee:	
Mortgage Amount:	\$	0.00		\$ 75.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	
Exemption:				\$ 0.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00		\$ 0.00
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
<b>TOTAL:</b>	\$	0.00		
Recording Fee:	\$	52.00		
Affidavit Fee:	\$	0.00		

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**

Recorded/Filed 10-26-2007 14:52

City Register File No.(CRFN):

2007000542079

*Anna M. Hill*  
*City Register Official Signature*

PF-29 Bargain and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

This CONFIRMATORY DEED, made as of April 20, 2006

Between

Mel Cooper, residing at 721 Fifth Avenue, Unit # 45K, New York, New York 10022

party of the first part, and

Imperial Capital LLC, located at 5412 Lavender Court, North Las Vegas, Nevada 89031

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the Party of the second part and said heirs and assigns forever,

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of New York County of New York and State of New York, more particularly bounded and described as follows:

**SEE ATTACHED LEGAL DESCRIPTION SCHEDULE "A"**

Block: 1292

Lot: 1128

Property Address: 721 Fifth Avenue, Unit # 45K

Being the same property conveyed to Mel Cooper from Fifth Avenue 45 Corp. in a deed dated August 5, 2005 and recorded on October 20, 2005 in New York County in CRFN # 2005000586590

**THIS IS A CONFIRMATORY DEED FOR A DEED THAT WAS DATED AS OF APRIL 20, 2006, WHICH WAS SUPPOSED TO BE RECORDED BUT WAS MISPLACED**

Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; Together with the appurtenances and all the estate and rights of the party of the first part in and to said premise; To Have And to Hold the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever

And the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
MEL COOPER

B: 1292 L: 1128

**SCHEDULE A  
LEGAL DESCRIPTION**

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being The Residential Unit (the "Unit") known as Unit No. 45-K in the premises known as Trump Tower Condominium and by the street numbers 721-725 Fifth Avenue, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Unit No. 45-K in the declaration (the "Declaration") establishing a plan for condominium ownership of said premises under Article 9-B of the Real Property Law of the State of New York (the "New York Condominium Act"), dated February 24, 1983, and recorded in the New York County Office of the Register of the City of New York (the "City Register's Office") on March 23, 1983, in Reel 674, Page 848, and also designated as Tax Lot 1128 in Block 1292 of Section 5 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of said building, certified by Swanke Hayden Connell & Partners, Architects, on February 2, 1983 and filed in the City Register's Office on March 23, 1983, as Condominium Plan No. 86. The premises within which the Unit is located are more particularly described below. All capitalized items herein which are not separately defined herein shall have the meaning given to those terms in the Declaration or in the By-Laws of Trump Tower Condominium (said By-Laws, as the same may be amended from time to time, are hereinafter referred to as the "By-Laws").

**Together with an undivided .3124948% interest in the Common Elements.**

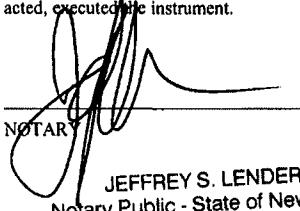
**SAID PREMISES** also being known as **721 Fifth Avenue, Unit 45K**  
**New York, New York**

State of New York County of New York ss:

On the 24<sup>th</sup> day of October in the  
year 2011 before me personally  
appeared

**MEL COOPER**

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

  
NOTARY

JEFFREY S. LENDER  
Notary Public - State of New York  
No. 02LE6104785  
Qualified in New York County  
Commission Expires 02/02/20~~08~~

BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. WON-X-48656-NY-NY

MEL COOPER  
TO  
IMPERIAL CAPITAL LLC

State of New York County of \_\_\_\_\_ ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year ,  
before me personally appear \_\_\_\_\_

personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY

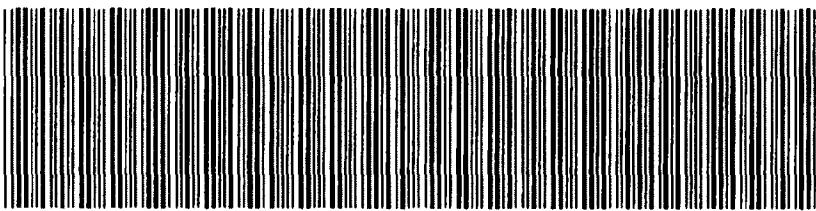
SFAL

SECTION

BLOCK 1292  
LOT 1128  
TOWN NEW YORK  
COUNTY NEW YORK

RETURN BY MAIL TO:

IMPERIAL CAPITAL LLC  
5412 LAVENDER COURT  
NORTH LAS VEGAS, NV 89031

<b>NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER</b>	
<b>2007102500797001001SE721</b>	
<b>SUPPORTING DOCUMENT COVER PAGE</b>	
<b>PAGE 1 OF 1</b>	
<b>Document ID:</b> 2007102500797001	<b>Document Date:</b> 04-20-2006
<b>Preparation Date:</b> 10-25-2007	
<b>Document Type:</b> DEED	
<b>ASSOCIATED TAX FORM ID:</b> 2007102400253	
<b>SUPPORTING DOCUMENTS SUBMITTED:</b>	
RP - 5217 REAL PROPERTY TRANSFER REPORT	Page Count 1
SMOKE DETECTOR AFFIDAVIT	1

FOR CITY USE ONLY		C2. Date Deed Recorded		
C1. County Code		Month	/	Day
		Year		
C3. Book OR C6. CRFN		C4. Page		



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

## PROPERTY INFORMATION

1. Property Location	721	5 AVENUE 45K	MANHATTAN	10022
	STREET NUMBER STREET NAME		BOROUGH	ZIP CODE
2. Buyer Name	IMPERIAL CAPITAL LLC		FIRST NAME	
	LAST NAME / COMPANY		FIRST NAME	
3. Tax Billing Address	Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)		LAST NAME / COMPANY	FIRST NAME
	STREET NUMBER AND STREET NAME		CITY OR TOWN	STATE ZIP CODE
4. Indicate the number of Assessment Roll parcels transferred on the deed	1	# of Parcels OR	<input type="checkbox"/> Part of a Parcel	
5. Deed Property Size	FRONT FEET X DEPTH	OR	ACRES	
6. Seller Name	COOPER		MEL	
	LAST NAME / COMPANY		FIRST NAME	
			FIRST NAME	

## 9. Check the box below which most accurately describes the use of the property at the time of sale:

- |  |  |                                       |  |   |
|--|--|---------------------------------------|--|---|
| A <input checked="" type="checkbox"/> One Family Residential | C <input type="checkbox"/> Residential Vacant Land     | E <input type="checkbox"/> Commercial | G <input type="checkbox"/> Entertainment / Amusement | I <input type="checkbox"/> Industrial     |
| B <input type="checkbox"/> 2 or 3 Family Residential         | D <input type="checkbox"/> Non-Residential Vacant Land | F <input type="checkbox"/> Apartment  | H <input type="checkbox"/> Community Service         | J <input type="checkbox"/> Public Service |

## SALE INFORMATION

10. Sale Contract Date 4 / 20 / 2006

Month Day Year

11. Date of Sale / Transfer 4 / 20 / 2006

Month Day Year

12. Full Sale Price \$ 0

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale \$

## 14. Check one or more of these conditions as applicable to transfer:

- |  |
|--|
| A <input type="checkbox"/> Sale Between Relatives or Former Relatives                            |
| B <input type="checkbox"/> Sale Between Related Companies or Partners in Business                |
| C <input type="checkbox"/> One of the Buyers is also a Seller                                    |
| D <input type="checkbox"/> Buyer or Seller is Government Agency or Lending Institution           |
| E <input checked="" type="checkbox"/> Deed Type not Warranty or Bargain and Sale (Specify Below) |
| F <input type="checkbox"/> Sale of Fractional or Less than Fee Interest (Specify Below)          |
| G <input type="checkbox"/> Significant Change in Property Between Taxable Status and Sale Dates  |
| H <input type="checkbox"/> Sale of Business is Included in Sale Price                            |
| I <input type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below)            |
| J <input type="checkbox"/> None  |

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class R, 416. Total Assessed Value (of all parcels in transfer) \$

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

MANHATTAN 1292 1128

**CERTIFICATION** I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

## BUYER

  
10/24/07  
 BUYER SIGNATURE DATE  
 721 5<sup>th</sup> Avenue, unit 45K  
 STREET NUMBER STREET NAME (AFTER SALE)  
 New York NY 10022  
 CITY OR TOWN STATE ZIP CODE

## BUYER'S ATTORNEY

LAST NAME FIRST NAME  
 AREA CODE TELEPHONE NUMBER  
**SELLER**  
  
 SELLER SIGNATURE DATE  
 10-24-2007

2007102400253201

**Affidavit of Compliance with Smoke Detector Requirement for One and-Two Family Dwellings**

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York )  
County of New York ) SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

**721 5 AVENUE** , **45K**  
**Street Address** , **Unit/Apt.**  
**MANHATTAN** , **New York,** **1292** , **1128** ,  
**Borough** , **Block** , **Lot** , **(the "Premises");**

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Me | Coopz

**Name of Grantor (Type or Print)**

Myel Cooper Signature of Grantor

Sworn to before me  
this 2<sup>nd</sup> date of Octbr 1800

JEFFREY S. LENDER  
Notary Public - State of New York  
No. 02LE6104785  
Qualified in New York County A L  
02/02/2017

These statements are made with the knowledge that a wilful statement of a fact known to be false is a crime of perjury under Article 210 of the Penal Law.

JEFFREY S. LENDER  
Barry Public - State of New York  
No. 021 E6104785

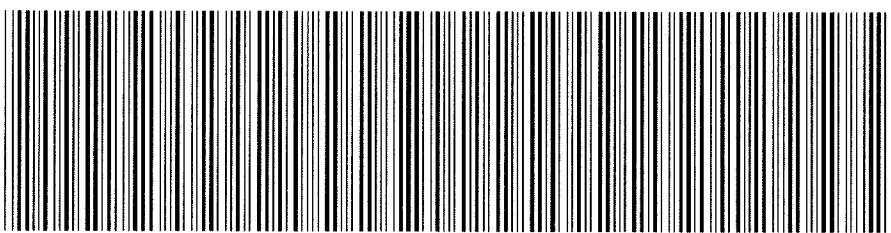
NO. 02EE0104783  
Qualified in New York County

SEAL

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY  
6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A  
COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING,  
WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2013110500784001001E533C

**RECORDING AND ENDORSEMENT COVER PAGE****PAGE 1 OF 5****Document ID:** 2013110500784001

Document Date: 10-31-2013

Preparation Date: 11-05-2013

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

FIRST AMERICAN TITLE INSURANCE CO NCS  
633 THIRD AVENUE  
3020-630634AS  
NEW YORK, NY 10017  
212-850-0652  
ASCARPA@FIRSTAM.COM

**RETURN TO:**

MARTINE SHAW  
350 FIFTH AVENUE STE 6440  
NEW YORK, NY 10118

<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>PROPERTY DATA</b>	
			<b>Unit</b>	<b>Address</b>
MANHATTAN	1292	1128	Entire Lot	45K 721 5 AVENUE

**Property Type:** SINGLE RESIDENTIAL CONDO UNIT**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**  
VLOCK, STEPHEN, ESQ., AS CO-RECEIVER  
380 MADISON AVENUE, 22ND FLOOR  
NEW YORK , NY 10017

**GRANTEE/BUYER:**  
DELSHAH 721 FIFTH 45K LLC  
114 EAST 13TH STREET, FRONT 1  
NEW YORK, NY 10003

 Additional Parties Listed on Continuation Page**FEES AND TAXES****Mortgage :**

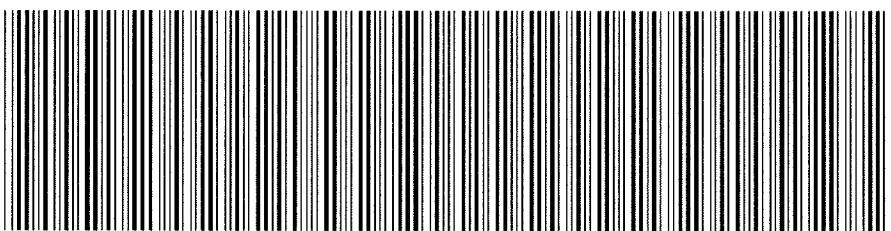
Mortgage Amount:	\$ 0.00	Filing Fee:	\$ 125.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	\$ 58,425.00
Exemption:		NYS Real Estate Transfer Tax:	\$ 16,400.00 + \$41,000.00 = \$ 57,400.00
TAXES: County (Basic):	\$ 0.00		
City (Additional):	\$ 0.00		
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
<b>TOTAL:</b>	<b>\$ 0.00</b>		
Recording Fee:	\$ 52.00		
Affidavit Fee:	\$ 0.00		

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**

Recorded/Filed 11-06-2013 14:40  
City Register File No.(CRFN):  
**2013000458276**


*City Register Official Signature*

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**



2013110500784001001C51BC

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 5**

**Document ID:** 2013110500784001

Document Date: 10-31-2013

Preparation Date: 11-05-2013

Document Type: DEED

**PARTIES**

**GRANTOR/SELLER:**

SMITH, NATHIEL B., ESQ., AS CO-RECEIVER  
111 BROADWAY  
NEW YORK , NY 10006

3020-630634!

B-1042

L-1128

**THIS DEED**, made as of the 31<sup>st</sup> day of October, two thousand thirteen,

**BETWEEN**

STEPHEN VLOCK, ESQ., as Co-Receiver  
380 Madison Avenue, 22<sup>nd</sup> Floor, New York, New York 10017

NATHANIEL B. SMITH, ESQ., as Co-Receiver  
111 Broadway, New York, New York 10006

**First American Title**  
633 Third Avenue  
New York, NY 10017  
Phone: (212)922-9700  
Fax: (212)922-0881

duly appointed in the action hereinafter mentioned,

Grantor,

and

DELSHAH 721 FIFTH 45K LLC  
114 East 13<sup>th</sup> Street, Front 1  
New York, New York 10003

Grantee,

**WITNESSETH**, that the grantor, the co-receivers appointed in an action between

CadleRock Joint Venture, L.P.,

Plaintiff,

and

David S. Bersson, David Cooper, Mel Cooper, and Sarah C. Hiller,

Defendants,

pursuant to a Stipulation dated February 17, 2011, and pursuant to the Decision and Order of the Appellate Division, First Department, dated January 10, 2013, in consideration of the sum of four million one hundred thousand dollars (\$4,100,000), does hereby grant and convey unto the grantee,

**SEE ANNEXED SCHEDULE**

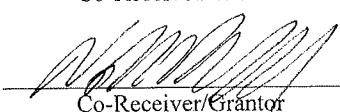
**TO HAVE AND TO HOLD** the premises herein granted unto the grantee, its successors and assigns forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

Premises described herein is to be used for residential purposes.

**IN WITNESS WHEREOF**, the grantor has duly executed this deed the day and year first above written.

  
\_\_\_\_\_  
Co-Receiver/Grantor

  
\_\_\_\_\_  
Co-Receiver/Grantor

State of New York, County of New York ) ss:

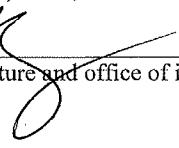
On the 31 day of October, in the year 2013, before me, the undersigned, personally appeared STEPHEN VLOCK, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
(Signature and office of individual taking acknowledgment)

E. VICKY KRYONERIS  
NOTARY PUBLIC, State of New York  
No. 01KR6089084  
Qualified in Nassau County  
Commission Expires March 17, 2015

State of New York, County of New York ) ss:

On the 31 day of October, in the year 2013, before me, the undersigned, personally appeared NATHANIEL B. SMITH, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
(Signature and office of individual taking acknowledgment)

E. VICKY KRYONERIS  
NOTARY PUBLIC, State of New York  
No. 01KR6089084  
Qualified in Nassau County  
Commission Expires March 17, 2015

**DEED**

**SECTION 5**  
**BLOCK 1292**  
**LOT 1128**  
**COUNTY OR TOWN** New York

STEPHEN VLOCK, ESQ., as Co-Receiver and  
NATHANIEL B. SMITH, ESQ., as Co-Receiver

TO

DELSHAH 721 FIFTH 45K LLC

**RETURN BY MAIL TO:**

MARTIN SHAW  
SHAW & BUECKNER  
350 FIFTH AVENUE STE 6440  
NEW YORK NY 10118



Title No. 3020-630634

**SCHEDULE "A"**

THE RESIDENTIAL UNIT (THE "UNIT") KNOWN AS UNIT NO. 45K IN THE PREMISES KNOWN AS TRUMP TOWER CONDOMINIUM BEING DESIGNATED AND DESCRIBED AS UNIT NO. 45K IN THE DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP OF SAID PREMISES UNDER ARTICLE 9-B OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK (THE "NEW YORK CONDOMINIUM ACT"), DATED AS OF 02/24/1983 AND RECORDED IN THE NEW YORK COUNTY OFFICE OF THE REGISTER OF THE CITY OF NEW YORK (THE "CITY REGISTER'S OFFICE") ON 03/23/1983 IN REEL 674 PAGE 848 (HEREINAFTER REFERRED TO AS THE "DECLARATION") AND ALSO DESIGNATED AS TAX LOT 1128 IN BLOCK 1292 OF SECTION 5 OF THE BOROUGH OF MANHATTAN ON THE TAX MAP OF THE REAL PROPERTY ASSESSMENT DEPARTMENT OF THE CITY OF NEW YORK AND ON THE FLOOR PLANS OF SAID BUILDING, CERTIFIED BY SWANKE, HAYDEN, CONNELL AND PARTNERS, ARCHITECTS ON 02/02/1983 AND FILED WITH THE REAL PROPERTY ASSESSMENT DEPARTMENT OF THE CITY OF NEW YORK ON 03/18/1983 AS CONDOMINIUM PLAN NO. 86 AND ALSO FILED IN THE CITY REGISTER'S OFFICE ON 03/23/1983 AS CONDOMINIUM PLAN NO. 86, MAP NO. 4155.

TOGETHER WITH AN UNDIVIDED 0.3124948% INTEREST IN THE COMMON ELEMENTS (AS SUCH IS DEFINED IN THE DECLARATION)

THE PREMISES IN WHICH THE UNIT IS LOCATED IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF EAST 56TH STREET WITH THE EASTERLY SIDE OF FIFTH AVENUE;

RUNNING THENCE EASTERLY ALONG THE SAID NORTHERLY SIDE OF EAST 56TH STREET, 175 FEET;

THENCE NORTHERLY PARALLEL WITH SAID EASTERLY SIDE OF FIFTH AVENUE AND PART OF THE DISTANCE THROUGH A PARTY WALL, 100 FEET 5 INCHES TO THE CENTER LINE OF THE BLOCK;

THENCE WESTERLY ALONG SAID CENTER LINE OF THE BLOCK, 50 FEET;

THENCE NORTHERLY PARALLEL WITH THE EASTERLY SIDE OF FIFTH AVENUE, 15 FEET;

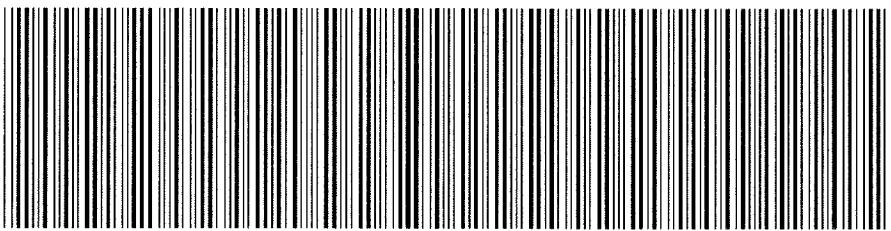
THENCE WESTERLY PARALLEL WITH THE NORTHERLY SIDE OF EAST 56TH STREET, 125 FEET TO THE EASTERLY SIDE OF FIFTH AVENUE; AND

THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF FIFTH AVENUE, 115 FEET 5 INCHES TO THE POINT OR PLACE OF BEGINNING.

THE policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

**FOR CONVEYANCING ONLY: TOGETHER** with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**



2013110500784001001S9DBD

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID:** 2013110500784001

Document Date: 10-31-2013

Preparation Date: 11-05-2013

Document Type: DEED

**ASSOCIATED TAX FORM ID:** 2013102800146

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING 1

RP - 5217 REAL PROPERTY TRANSFER REPORT 3

SMOKE DETECTOR AFFIDAVIT 2



The City of New York  
Department of Environmental Protection  
Bureau of Customer Services  
59-17 Junction Boulevard  
Flushing, NY 11373-5108

## **Customer Registration Form for Water and Sewer Billing**

### **Property and Owner Information:**

- (1) Property receiving service: BOROUGH: MANHATTAN      BLOCK: 1292      LOT: 1128
- (2) Property Address: 721 5 AVENUE Unit 45K, NEW YORK, NY 10022
- (3) Owner's Name: DELSHAH 721 FIFTH 45K LLC

Additional Name:

### **Affirmation:**

- Your water & sewer bills will be sent to the property address shown above.

### **Customer Billing Information:**

#### **Please Note:**

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

### **Owner's Approval:**

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner: *Delshah 721 Fifth LLC*      Date (mm/dd/yyyy): *10/31/2013*  
Signature: *Mihai Shah*      Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable.

FOR CITY USE ONLY	
C1. County Code	C2. Date Deed Recorded
	Month / Day / Year
C3. Book OR C5. CRFN	C4. Page



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES**RP - 5217NYC**

## PROPERTY INFORMATION

1. Property Location 721 | 5 AVENUE 45K | MANHATTAN | 10022  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name DELSHAH 721 FIFTH 45K LLC | FIRST NAME  
 LAST NAME / COMPANY

LAST NAME / COMPANY | FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form) | LAST NAME / COMPANY | FIRST NAME  
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed | 1 # of Parcels OR  Part of a Parcel | 4A. Planning Board Approval - N/A for NYC  
 4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size FRONT FEET X DEPTH OR ACRES • | 6. Ownership Type is Condominium  
 7. New Construction on Vacant Land

8. Seller Name VLOCK, STEPHEN, ESQ., AS CO-RECEIVER | FIRST NAME  
 LAST NAME / COMPANY

SMITH, NATHIEL B., ESQ., AS CO-RECEIVER | FIRST NAME  
 LAST NAME / COMPANY

9. Check the box below which most accurately describes the use of the property at the time of sale:

A  One Family Residential C  Residential Vacant Land E  Commercial G  Entertainment / Amusement I  Industrial  
 B  2 or 3 Family Residential D  Non-Residential Vacant Land F  Apartment H  Community Service J  Public Service

## SALE INFORMATION

10. Sale Contract Date 10 / 17 / 2013 | Month Day Year | 14. Check one or more of these conditions as applicable to transfer:

11. Date of Sale / Transfer 10 / 31 / 2013 | Month Day Year | A  Sale Between Relatives or Former Relatives  
 B  Sale Between Related Companies or Partners in Business  
 C  One of the Buyers is also a Seller  
 D  Buyer or Seller is Government Agency or Lending Institution  
 E  Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F  Sale of Fractional or Less than Fee Interest (Specify Below)  
 G  Significant Change in Property Between Taxable Status and Sale Dates  
 H  Sale of Business is Included in Sale Price  
 I  Other Unusual Factors Affecting Sale Price (Specify Below)  
 J  None

12. Full Sale Price \$ 4,100,000.00 | (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale |

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class R, 4 | 16. Total Assessed Value (of all parcels in transfer) 2,530,69 |

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

MANHATTAN 1292 1128 |

**CERTIFICATION**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

<b>BUYER</b>		<b>BUYER'S ATTORNEY</b>	
 BUYER SIGNATURE 114 EAST 13TH STREET, FRONT 1		DATE 11013113	LAST NAME  FIRST NAME
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER
NEW YORK	NY	10003	 SELLER  DATE 10/31/13
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE

Form RP-5217 NYC

**ATTACHMENT**

## **CERTIFICATION**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

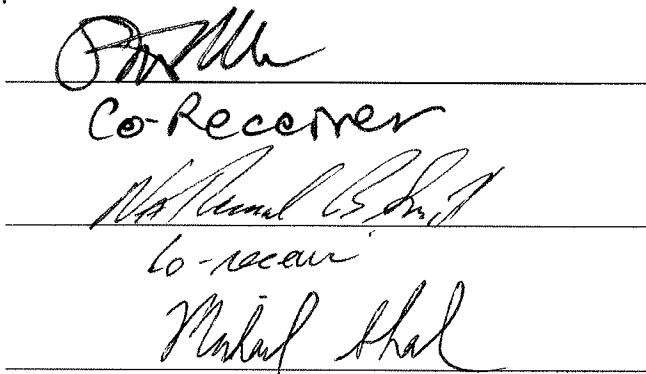
## **BUYERS**

**AFFIDAVIT OF UNAVAILABILITY OF SMOKE DETECTOR INFORMATION**

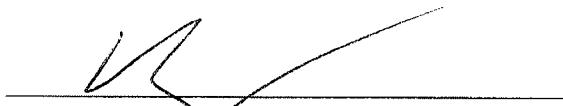
STATE OF NEW YORK )  
                        ) SS.:  
COUNTY OF NEW YORK )

STEPHEN VLOCK, ESQ., NATHANIEL B. SMITH, ESQ. and MICHAEL SHAH,  
being duly sworn, depose(s) and say(s):

1. We are, respectively, the Co-Receiver and principal of the grantee of the premises located at 721 FIFTH AVENUE, UNIT 45K, NEW YORK, in Block 1292, Lot 1128, pursuant to Deed executed on October 31, 2013.
2. Since the premises were conveyed pursuant to a Court Order and execution on a Judgment, neither the Co-Receiver nor the grantee has any personal knowledge as to the existence of smoke detectors in the premises.

  
\_\_\_\_\_  
*Stephen Vlock*  
Co-Receiver  
\_\_\_\_\_  
*Nathaniel B. Smith*  
Co-Receiver  
\_\_\_\_\_  
*Michael Shah*

Sworn to before me on October 31, 2013

  
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E. VICKY KRYONERIS  
NOTARY PUBLIC, State of New York  
No. 01KR6089084  
Qualified in Nassau County  
Commission Expires March 17, 2015

## Affidavit of Compliance with Smoke Detector Requirement for One and-Two Family Dwellings

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

**State of New York**      )  
                              ) SS.:  
**County of**                )

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

<b>721 5 AVENUE</b>									
<b>Street Address</b>					<b>45K</b> , <b>Unit/Apt.</b>				
<b>MANHATTAN</b>	<b>Borough</b>	<b>New York,</b>	<b>1292</b>	<b>1128</b>	<b>(the "Premises");</b>				
			<b>Block</b>	<b>Lot</b>					

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

<b>Name of Grantor (Type or Print)</b>	<b>Name of Grantee (Type or Print)</b>
<b>Signature of Grantor</b>	
<b>Signature of Grantee</b>	
<b>Sworn to before me</b> this _____ date of _____	<b>Sworn to before me</b> this _____ date of _____
20	20

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY  
6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A  
COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING,  
WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**